

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: DOUGLAS ROGERS 1245
ATTORNEY AT LAW
ADDRESS: 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

Grantee
P.O. Box 44
Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

BIRMINGHAM, ALA

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty One Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Dogwood Forest Joint Venture

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
William Alan Hammond

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See reverse hereof for legal description and acknowledgment

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 28th day of August, 1989.

DOGWOOD FOREST JOINT VENTURE,
An Alabama Joint Venture

Its General Partner

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

A parcel of land to be known as Lot 19, Dogwood Forest Second Phase, said parcel being situated in the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the SE 1/4 of the SE 1/4 of said Section 13, run thence in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 510.94 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 485.08 feet to a point; thence turn an angle to the right of 68 degrees 46 minutes 27 seconds and run in a Northwesterly direction for a distance of 381.21 feet to the Southeast right of way line of a proposed road; thence turn an angle to the right of 89 degrees 59 minutes 58 seconds and run in a Northeasterly direction along said Southeast right of way line of said proposed road for a distance of 159.81 feet; thence turn an angle to the right of 62 degrees 17 minutes 56 seconds and run in a Southeasterly direction for a distance of 628.92 feet to the point of beginning.

According to survey of Kenneth B. Waygand, RLS #11768, dated November 14, 1988.

Subject to Easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1989.

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David F. Byers, whose name as General Partner of Dogwood Forest Joint Venture is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he as such general partner and with full authority, executed the same voluntarily for and as the act of said Joint Venture, as aforesaid.

Given under my hand and seal this 28th day of August, 1989.

J. Douglas R.
Notary Public, State at Large
My Commission expires 9/7/91.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 AUG 30 AM 8:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 21.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	30.00